



City of San Antonio

Legislation Details (With Text)

File #: 18-6259

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/20/2018

Title: ZONING CASE # Z-2018-900007 (Council District 3): A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.034 acres out of NCB 6230, generally located south of the intersection of Pleasanton Road and South Flores Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z-2018-900007

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-3NA" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 20, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Low Cay, LLC

Applicant: Ian Cochran

Representative: Ian Cochran

Location: generally located at Pleasanton Road and South Flores Street

Legal Description: 2.034 acres out of NCB 6230

Total Acreage: 2.034

Notices Mailed

Owners of Property within 200 feet: 51

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject properties were in the original 36-square miles of the City of San Antonio and were zoned "J" Commercial District. The properties were a part of a large-area rezoning and were changed from "J" to "R-1" One-Family Residence District, "R-2" Two-Family Residence District, and "B-3NA" Business Nonalcoholic Sales District by Ordinance 83932, dated April 11, 1996. The "R-1", "R-2", and "B-3NA" converted to the current base zonings of "R-6", "RM-4", and "C-3NA" with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3NA", "C-2", "R-6"

Current Land Uses: Vacant Commercial Building, Single-Family Residences, Auto Sales

Direction: East

Current Base Zoning: "C-2", "R-6", "RM-4"

Current Land Uses: Auto Sales, Church, Single-Family Residence

Direction: South

Current Base Zoning: "R-6", "RM-4"

Current Land Uses: Single-Family Residences, Vacant Lots

Direction: West

Current Base Zoning: "C-2", "R-6"

Current Land Uses: Single-Family Residences, Vacant Lot, Vacant Commercial Building

Overlay and Special District Information:

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an

airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

"MLOD-2 MLR-2"

All surrounding properties carry the "MLOD-2 MLR-2" Lackland Military Lighting Overlay Military Lighting Region 1 District, due to their proximity to Lackland Air Force Base. The "MLOD-2 MLR-2" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Transportation

Thoroughfare: South Flores Street

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Pleasanton Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bus routes 43 and 243 are within walking distance of the properties.

Traffic Impact: A Traffic Impact Analysis (TIA) report may be required.

Parking Information:

The minimum parking required will be dependent to the commercial use of the property.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of "R-6", "RM-4" and "C-3NA".

The "R-6" base zoning permits single-family dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

The "RM-4" base zoning permits single-family dwellings (detached, attached or townhouse), two-family dwellings, three-family dwellings, four-family dwellings, row-house or zero-lot line dwellings, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

The "C-3NA" base zoning is intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code. The sale of alcoholic beverages is prohibited.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The properties are not located within a Regional Center, nor are they located within ½ of a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the South Central San Antonio Community Plan and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed rezoning will provide a cohesive base zoning along Pleasanton Road and South Flores Street.

3. Suitability as Presently Zoned:

The current “R-6”, “RM-4” and “C-3NA” combination is not appropriate for the area. The “C-3NA” is not an ideal base zoning adjacent to residential uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the goals, objectives, and strategies of the South Central San Antonio Community Plan. The proposed rezoning to “C-2” will remove heavy commercial uses adjacent to residential uses. The current “C-3NA” base zoning is too intense for the area. The requested “C-2” is in agreement with the development trend of the area and offers more commercial opportunities to the nearby residents.

Relevant Goals and Objectives of the South Central San Antonio Community Plan:

Goal: Maintain and build on the old-fashioned neighborhood character of South Central San Antonio.

Objective 1 - Economic Development: Develop and enhance the community’s commercial corridors by improving streetscape appearances and recruiting businesses to employ and provide goods/services to residents.

Strategies 1.1 & 2 - Economic Development:

- 1) Improve the quality of commercial corridors including South Flores Street, South Presa Street, and Roosevelt Avenue.
- 2) Attract investors for vacant land and buildings available for development.

6. Size of Tract:

The subject property is 2.034 acres, which could accommodate a commercial development.

7. Other Factors:

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.